

NOT AN OFFICIAL DOCUMENT

2024 540019
1/27/2024 09:54 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-03-30-336-008.000-023

THIS INDENTURE WITNESSETH, That MIRNA CARLOS, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KAREN JULISSA FIGUEROA, (GRANTEE), of JASPER County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 20 AND THE NORTH 8 FEET OF LOT 19 IN BLOCK 6 IN TOWLE AND AVERY'S ADDITION TO THE CITY OF HAMMOND, INDIANA (THE PLAT OF SAID ADDITION APPEARING OF RECORD IN PLAT BOOK 1, PAGE 104, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA).

COMMONLY KNOWN AS: 4606 ASH AVENUE, HAMMOND, INDIANA 46327

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE UNDERSIGNED HEREBY REPRESENT(S) THAT THIS REAL ESTATE IS NOT PROPERTY AS DEFINED IN INDIANA CODE 13-7-22.5-1, ET SEQ. AND IS NOT, AND HAS NOT BEEN USED AS A LANDFILL OR DUMP, AND CONTAINS NO UNDERGROUND STORAGE TANKS OR TOXIC HAZARDOUS WASTE OR MATERIALS, AND THAT NO DISCLOSURE STATEMENT UNDER INDIANA CODE 13-7-22.5-1, ET SEQ. (INDIANA RESPONSIBLE PROPERTY TRANSFER LAW) IS REQUIRED FOR THIS TRANSACTION.

Dated this 22 day of NOVEMBER, 2024.

MIRNA CARLOS

STATE OF INDIANA, COUNTY OF lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of NOVEMBER, 2024, personally appeared: MIRNA CARLOS, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 724041

My commission expires: 12/11/2027

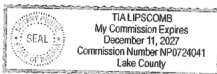
Resident of lake County

Signature

Printed

Mirna
carlos

Notary Public



Community Title Company
2128892

NOT AN OFFICIAL DOCUMENT

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form
of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: 11663 CHATEAU LANE, DEMOTTE, INDIANA 46310
SEND TAX BILLS TO: **GRANTEE**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document
unless required by law.

Signature

Printed Name

Property of Lake County Recorder